

COUNTRY HOUSE

REALTY



302 Mink Brook Rd. Downsville, NY 13755

Delaware County, Town of Colchester
SBL: 358.-1-16.3

PROPERTY FEATURES

2 BEDROOMS
2 FULL BATHROOMS

PROPERTY DETAILS

- Square feet: 1400
- Acres: 1.1
- Built: 1980

LISTING PRICE

\$375,000

For access, please
reference Showing Time
or instructions from the
office.



SYSTEMS AND HIGHLIGHTS

- Newly renovated bathrooms
- Updated UV water filtration system
- Updated water heater
- Washer/Dryer combo unit
- Soapstone Wood-Burning Stove
- Wolf 6 Burner Cook Top
- Easy to clean stone floors
- House being sold furnished
- Airbnb-friendly (in use as STR currently)
- Stream on western edge of property
- Minutes from East Branch Delaware River and Pepacton Reservoir
- 15 minutes to Roscoe, 25 to Livingston Manor
- 25 minutes to Delhi, 30 to Margaretville and Andes

UTILITIES

- Heat: Electric Baseboard and Forced Air
- Fuel: Propane
- Water heater: Electric Standalone
- Internet/TV: Spectrum Broadband
- Sewer: Septic
- Water: Drilled Well - south side of house
- Cell service: Fair, excellent with wifi calling

FINANCIALS

Taxes:
\$1234 Annually

Operating Costs:

Electric: \$100/month
Propane: \$250 annually
Internet: \$120/month

